

IN RE: PETITION FOR VARIANCE
W/S of N. Hazelwood Avenue, 214'
S of Charles Avenue
14th Election District
6th Councilmanic District
(5852 N. Hazelwood Avenue)

Paula Rush
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-366-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Paula Rush. The variance request involves property located at 5852 N. Hazelwood Avenue, which property is zoned D.R.5.5. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a side yard setback of 8 ft. in lieu of the required minimum 10 ft. for an existing single-family dwelling. It should be noted that while the variance request was originally filed by Paula Rush, the property has now changed hands and a new owner resides within the dwelling who was represented at the hearing by Denise Cadogan.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.48 acres, more or less, zoned D.R.5.5. The subject property is improved with a 1 ½-story brick, single-family residential dwelling with a detached garage and swimming pool located in the rear yard. The property has recently been sold and the new owner was represented at the hearing by Denise Cadogan.

Appearing in support of the variance request were J. Scott Dallas, land surveyor who prepared the site plan of the property and Steve Kennecht, a representative of Charter Homes. It should be noted that Mr. Kennecht purchased the unimproved parcel of property adjacent to this

ORDER RECEIVED FOR FILING
Date 6/15/02
By R. J. [Signature]

existing single-family residential dwelling. A separate variance has been requested for that property.

However, as to the property which is the substance of this variance request, it should be noted that the new owners of this property purchased the property with a setback deficiency. This matter should have been discovered by virtue of a title search performed in connection with the sale of that home. In the event this variance were to be denied, the new property owner would have to remove 2 ft. from the side of their existing brick dwelling. The new owners did not purchase the two unimproved lots situated to the side of this dwelling from the seller. Those lots, as stated previously, are owned by Mr. Steve Kennecht.

The variance for the existing home located at 5852 N. Hazelwood Avenue should be granted. Doing so allows the brick dwelling to remain as it has been situated on this property for many years. No modifications will have to be made to the house by virtue of the granting of this variance.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioner and her property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

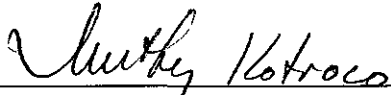
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 5th day of June, 2002, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1B02.3.C.1 of the B.C.Z.R., to allow a side yard setback of 8 ft. in lieu of the required minimum 10 ft. for an existing single-family dwelling, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER FILED FOR FILING
FILED 6/13/02
BY R. J. JAMESON



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 5, 2002

Ms. Paula Rush
5852 N Hazelwood Ave
Baltimore MD 21206

Re: Petition for Variance
Case No. 02-366-A
Property: 5852 N. Hazelwood Ave

Dear Ms. Rush:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: J Scott Dallas
P O Box 26
13512 Long Green Pike
Baldwin MD 21013

Thomas M Rothwell
5850 N Hazelwood Ave
Baltimore MD 21206

Denise Cadogan
5852 N Hazelwood Ave
Baltimore MD 21206

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5852 N. Hazelwood Avenue

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3 C.1 to allow a side yard setback of 8 feet in lieu of the required minimum 10 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Existing dwelling is sited on lots 190, 191 and 192.
Existing house is sited 8 feet from 192/193 lot line. No other improvements are closer than 8' to that property line.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

State

Zip Code

Legal Owner(s):

Paula Rush

Name - Type or Print

Signature

Name - Type or Print

Signature

5852 N. Hazelwood Ave.

(C/O Charter Homes

410-480-3213)

Address

Baltimore

MD

Telephone No.

21206

City

State

Zip Code

Representative to be Contacted:

J. Scott Dallas

(J.S. Dallas, Inc.)

Name

P. O. Box 26

Address

13523 Long Green Pike

410-817-4600

Address

Baldwin

MD

21013

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/HR

UNAVAILABLE FOR HEARING

Reviewed By JL

Date

3/5/02

Case No. 02 366 A

RSU 9/15/98

Date
By

Hear with # 365

ORDER RECEIVED FOR FILING

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE
P.O. BOX 26
BALDWIN, MD 21013
(410) 817-4600
FAX (410) 817-4602

366

ZONING DESCRIPTION FOR # 5852 N. HAZELWOOD AVENUE

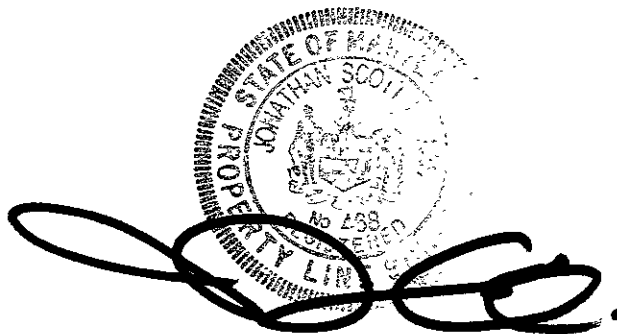
BEGINNING at a point on the west side of North Hazelwood Avenue, 30 feet wide, at the distance of 214 feet, more or less south of the south side of Charles Avenue, which is 30 feet wide.

BEING Lots No.189, 190, 191 and 192, "**COUNTY SIDE**" as recorded in Baltimore County Plat Book No.7 Folio 3.

CONTAINING 21,125 square feet of land, more or less or **0.48** acres of land, more or less.

ALSO known as # **5852 N. Hazelwood Avenue** and located in the 14th Election District 6th Councilmanic District.

Note: above description is based on existing record plat and is for zoning purposes only.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JL #366 No. 11117

DATE 3/5/02 ACCOUNT 010066150

AMOUNT \$ 50.00

RECEIVED FROM: U.S. Dollars

FOR: Rev. Varnace

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
3/06/2002 3/05/2002 14:42:21
REG 18005 CASHIER RUSS LRB DRAWER 5
>>RECEIPT # 254984 OFLN

DEPT 5 528 ZONING VERIFICATION
CR NO. 011117

Receipt Tot 50.00
150.00 CR .00 DA
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-366-A
5852 N. Hazelwood Avenue
W/S of Hazelwood Avenue,
214' S of Charles Avenue
6th Election District
14th Councilmanic District
Legal Owner: Paula Rush
Variance: to allow a side
yard setback of 8 feet in lieu
of the required minimum of
10 feet.

Hearing: Wednesday, May
22, 2002 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

5/033 May 2 C535541

CERTIFICATE OF PUBLICATION

5/3/2002

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 5/2/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No. 02-366-A
Petitioner/Developer DALLAS, ETAL
Date of Hearing/Closing 5/22/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

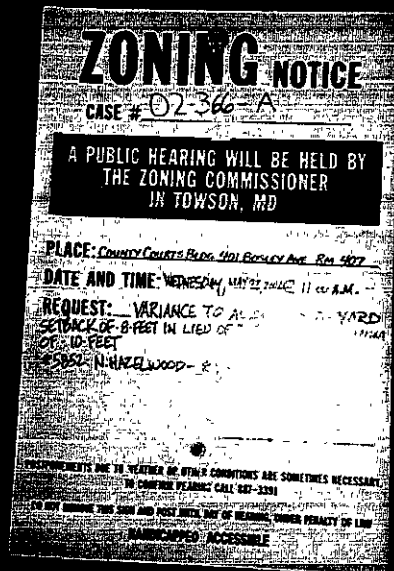
Attention.

Gentlemen.

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #5852-NORTH

HAZELWOOD AVE.

The sign(s) were posted on 5/2/02
(Month/Day, Year)



Sincerely,

Patrick M. O'Keefe 5/4/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE.

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-857

(Telephone Number)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number 02 366 A
Petitioner Paula Rush
Address or Location 5852 N. Hazelwood Ave

PLEASE FORWARD ADVERTISING BILL TO

Name Charter Homes
Address 3230 Bethany Lane Suite 8
Ellicott City MD 21042
Telephone Number 410 480-3213

410 480-3213

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 25, 2002 Issue – Jeffersonian

Please forward billing to:
Charter Homes
3230 Bethany Lane
Suite 8
Ellicott City MD 21042

410 480-3213

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-366-A
5852 N Hazelwood Avenue
W/S of Hazelwood Avenue, 214' S of Charles Avenue
6th Election District – 14th Councilmanic District
Legal Owner: Paula Rush

Variance to allow a side yard setback of 8 feet in lieu of the required minimum of 10 feet.

HEARING: Friday, May 10, 2002, 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 26, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-366-A
5852 N Hazelwood Avenue
W/S of Hazelwood Avenue, 214' S of Charles Avenue
6th Election District – 14th Councilmanic District
Legal Owner: Paula Rush

Variance to allow a side yard setback of 8 feet in lieu of the required minimum of 10 feet.

HEARING: Friday, May 10, 2002, 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GJZ
Director

C: Paula Rush, 5852 N Hazelwood Avenue, Baltimore 21206
J. Scott Dallas, P O Box 26, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, APRIL 25, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 02, 2002 Issue – Jeffersonian

Please forward billing to:
Charter Homes
3230 Bethany Lane
Suite 8
Ellicott City MD 21042

410 480-3213

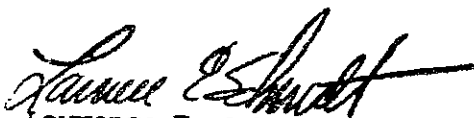
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-366-A
5852 N Hazelwood Avenue
W/S of Hazelwood Avenue, 214' S of Charles Avenue
6th Election District – 14th Councilmanic District
Legal Owner: Paula Rush

Variance to allow a side yard setback of 8 feet in lieu of the required minimum of 10 feet.

HEARING: Wednesday, May 22, 2002, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G92
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 3, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-366-A
5852 N Hazelwood Avenue
W/S of Hazelwood Avenue, 214' S of Charles Avenue
6th Election District – 14th Councilmanic District
Legal Owner: Paula Rush

Variance to allow a side yard setback of 8 feet in lieu of the required minimum of 10 feet.

HEARING: Wednesday, May 22, 2002, at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon 672
Director

C: Paula Rush, 5852 N Hazelwood Avenue, Baltimore 21206
J. Scott Dallas, P O Box 26, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 02, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 16, 2002 .

Paula Rush
5852 N. Hazelwood Avenue
Baltimore MD 21206

Dear Ms. Rush:

RE: Case Number: 02-366-A, 5852 N. Hazelwood Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/5/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c:

J. Scott Dallas J.S. Dallas, Inc. P.O. Box 26 13523 Long Green Pike Baldwin MD 21013
People's Counsel


Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 17, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for *March 25, 2002*
Item Nos. 360, 361, 362, 363, 364, 365,
366, 367, 368, 369, 370, 371, 372, 373,
375, 376 and 377

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 18, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 18, 2002

Item No.: 360-366 368, 370-377

Dear Ms. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS/TCT*
DATE: April 16, 2002

Zoning Advisory Committee Meeting of March 18, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

360, 361, 362, 365, 366, 367, 369, 370, 371, 372, 373, 375, 377

Waiting on AG Comments for #364, 368

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS KBT*

DATE: April 25, 2002

Zoning Advisory Committee Meeting of March 18, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

360, 361, 362, 365, (366), 367, 369, 370, 371, 372, 373, 375, 377

No AG Comments for #364, 368

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 26, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

MAR 28

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-366, & 02-373

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Arnell Jablon

AFK/LL:MAC

AP
5/10
Jepi
5/22



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.19.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 366

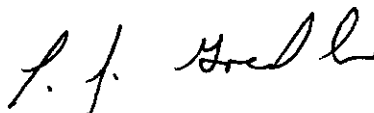
JL

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


1-

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

RE: PETITION FOR VARIANCE
5852 N. Hazelwood Avenue, W/S Hazelwood Ave,
214' S of Charles Ave
14th Election District, 6th Councilmanic

Legal Owner: Paula Rush
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-366-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.




PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

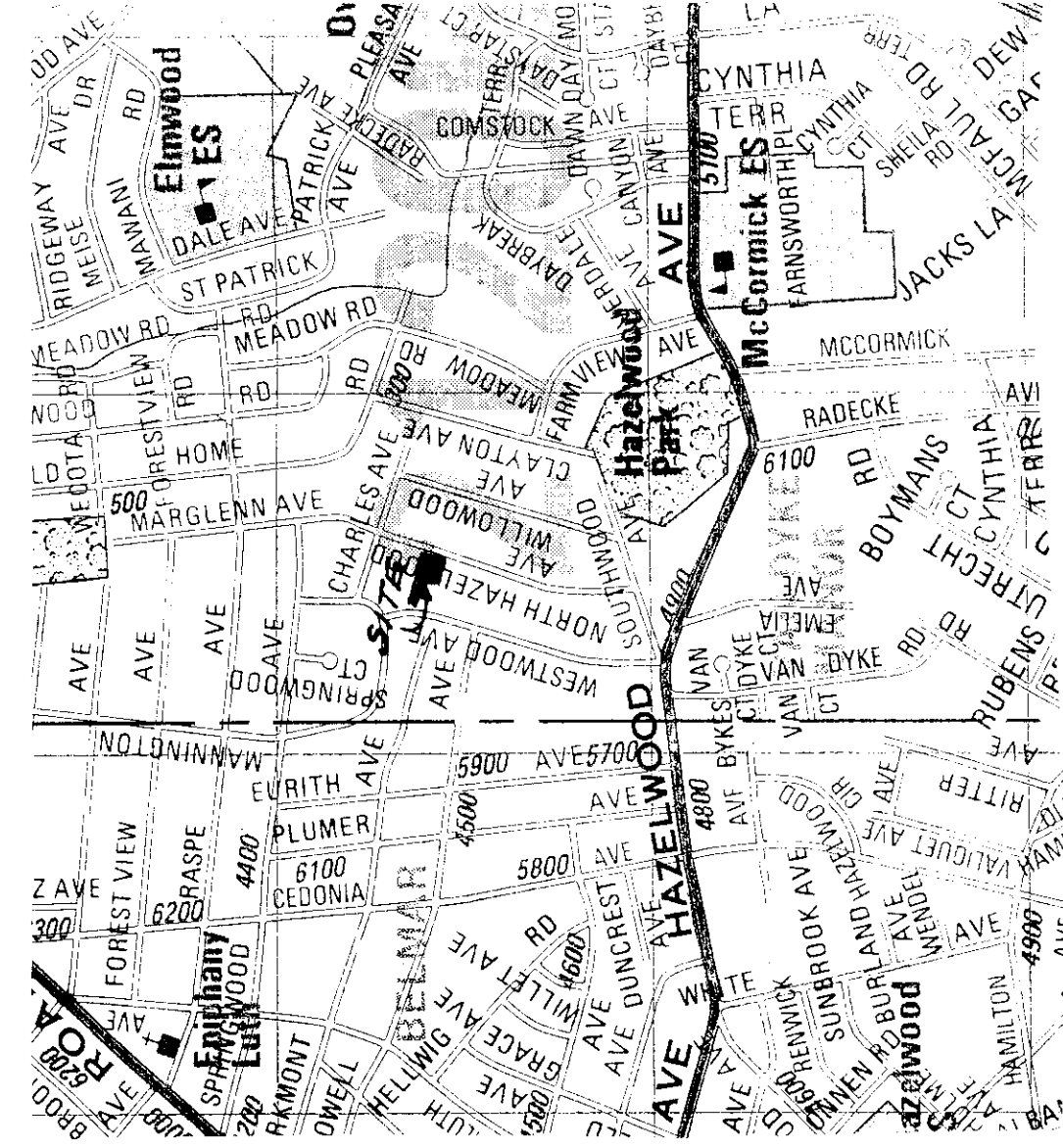
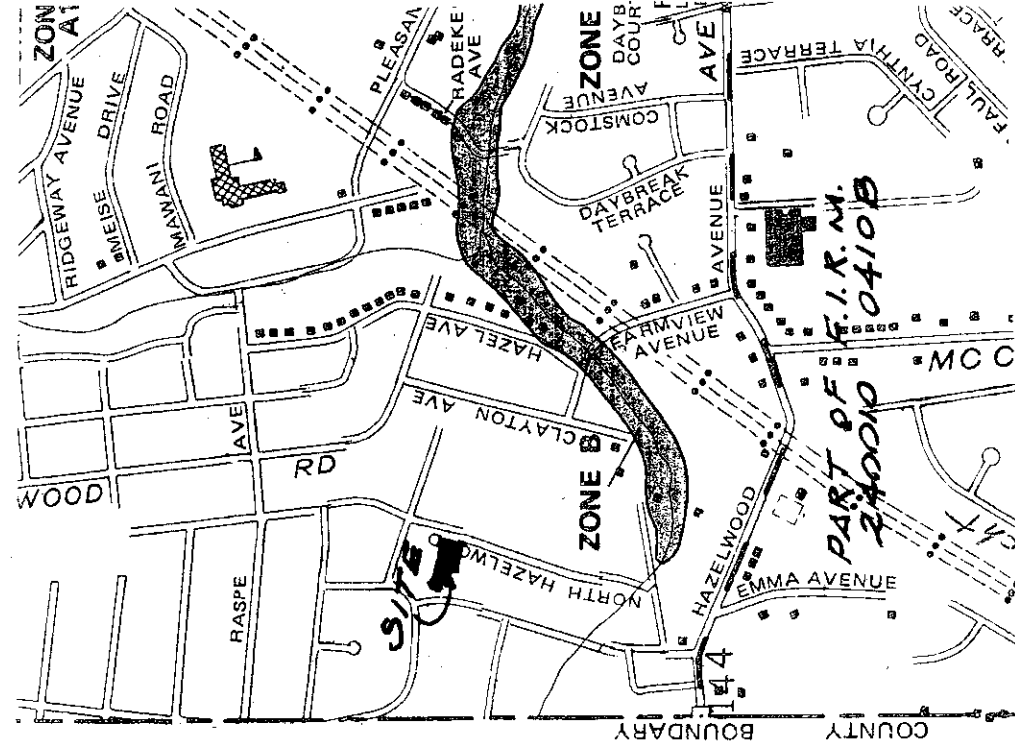
I HEREBY CERTIFY that on this 27th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, J.S. Dallas, Inc., 13523 Long Green Pike, P.O. Box 26, Baldwin, MD 21013, representative for Petitioners.



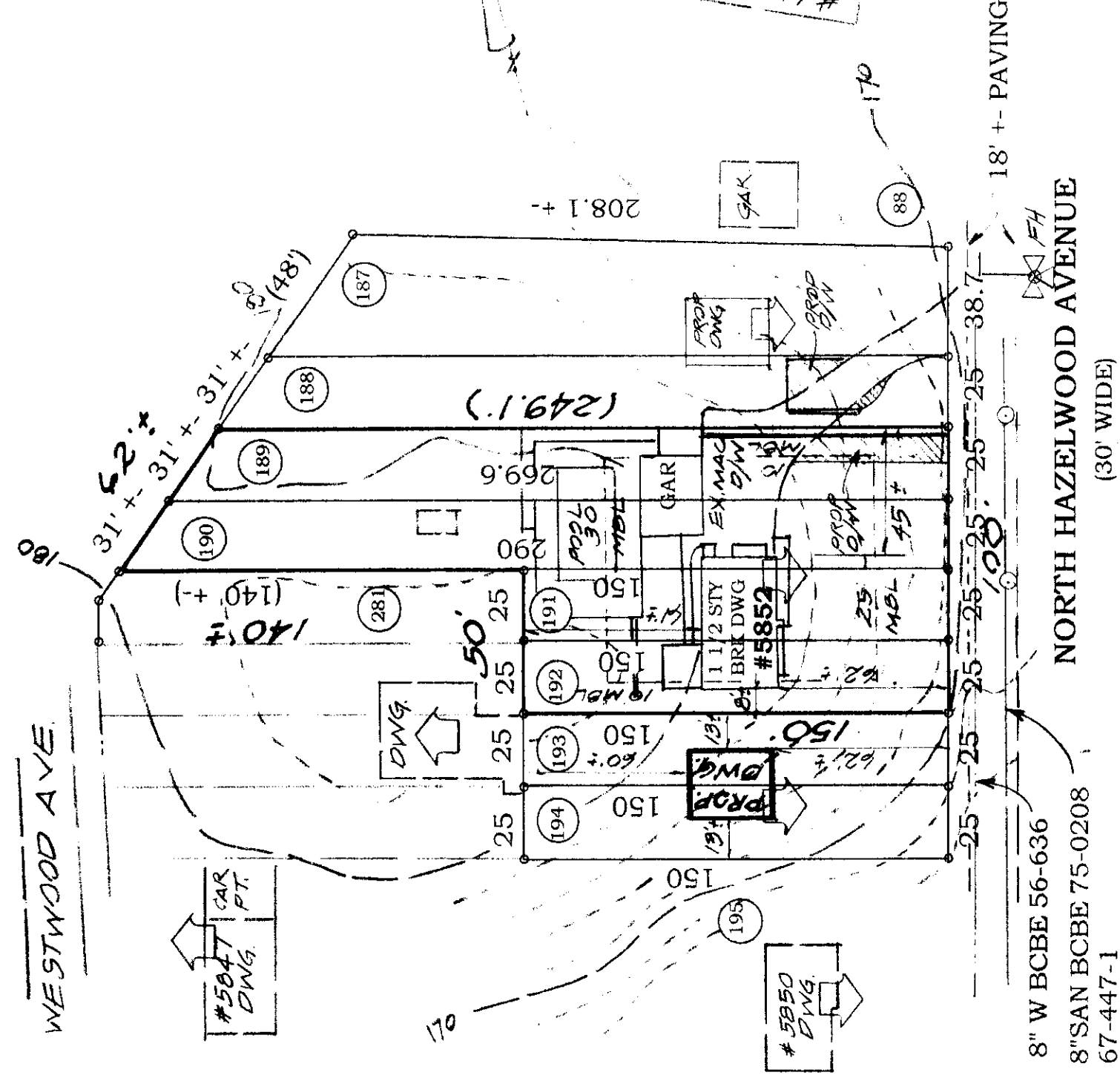
PETER MAX ZIMMERMAN

NOTES

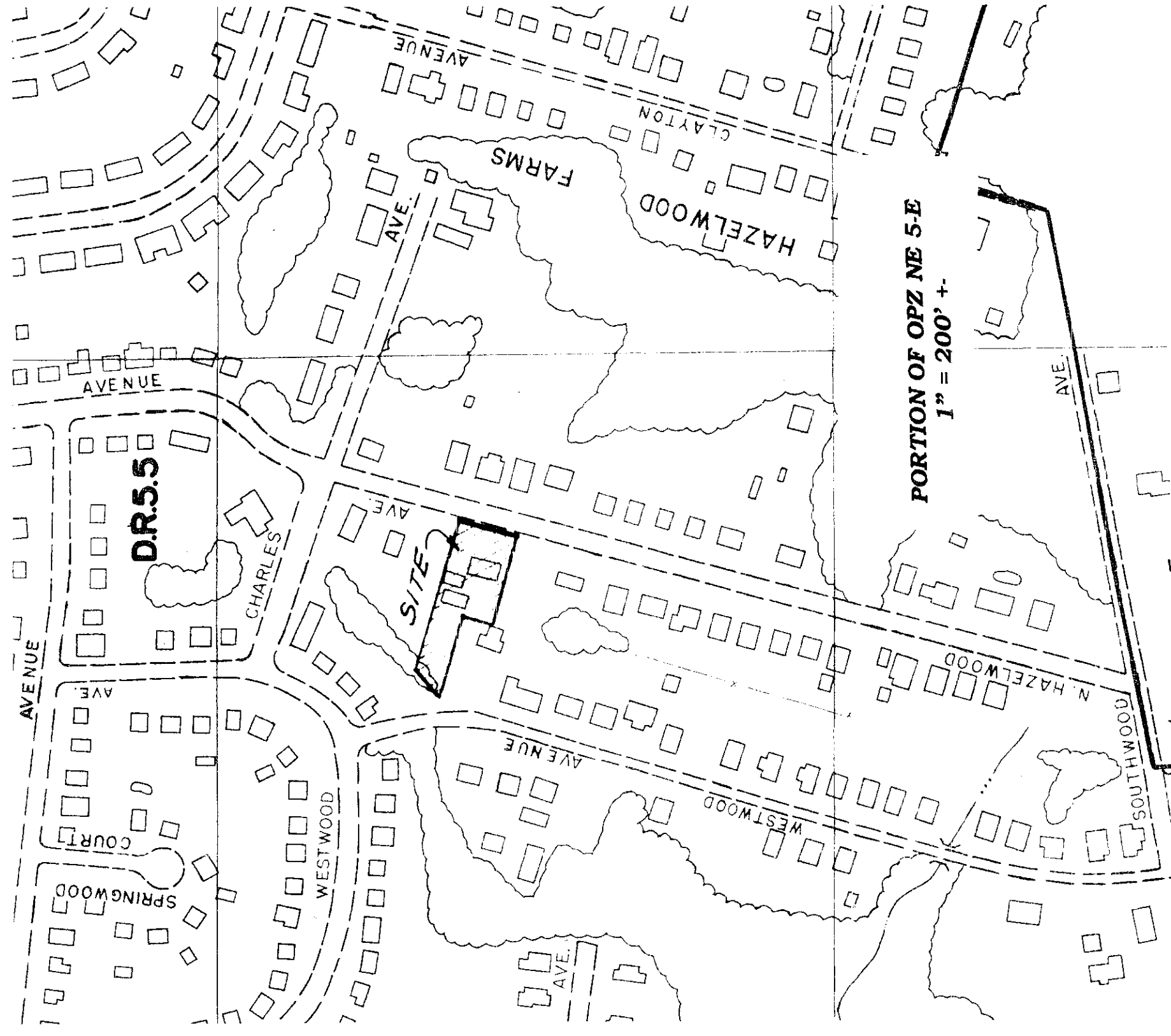
1. NO KNOWN PRIOR ZONING CASE HISTORY
2. OWNERSHIP:
DEED REFERENCE- 13779/273 ETC.
PAULA RUSH
5892 HAZELWOOD AVENUE
BALTIMORE, MD 21206
PHONE: C/O CHARTER HOMES
410-460-3213
3. PROPERTY INFORMATION:
TAX MAP 89 PARCEL 618 LOTS 169, 190, 191, 192 "COUNTY SIDE"
ACT. NO. 141304/251, 141304/252 (7/9)
4. AREA OF SUBJECT LOTS: 21,125 SF. OR 0.48 AC.+-
5. PUBLIC WATER AND SEWER AS REFERENCED HEREON.
6. ZONING OF SITE AND SURROUNDING PROPERTIES: D.R.5.5
7. SITE LIES OUTSIDE CBCA PER MAP NO. 89
8. SITE LIES WITHIN FLOOD ZONE C PER F.I.R.M. NO. 240010 410 B.
9. 2 PROPOSED PARKING SPACES ON SITE.



VICINITY MAP 1"=1000'



214' ± TO S. SIDE OF CHARLES AVE. (30' WIDE)



PORTION OF OPZ NE S.E. 1" = 200' +-.

J.S. DALLAS, INC.
Surveying & Engineering
13523 Long Green Pike
Baldwin, MD. 21013
(410) 817-4600

SITE PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

5852 N. HAZELWOOD AVENUE
14 TH ELEC. DIST. BALTIMORE COUNTY, MD.
6 TH COUNC. DIST. FEBRUARY 21, 2002
SCALE: 1"= 50'